

# TOWN of TRUCKEE

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	12,200
Annual Single-Family Units Permitted (1996-98, Avg.):	243
Annual Multi-Family Units Permitted (1996-98, Avg.):	27
Total Annual Residential Units Permitted (1996-98, Avg.):	270

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	at City Council discretion
Affordable Housing Fee Waiver	at City Council discretion
Senior Housing Fee Reduction	at City Council discretion
Senior Housing Fee Waiver	at City Council discretion
Fee Types Reduced or Waived:	all fee types

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

- Fire Services Mitigation Fee Study (1995) - fire safety
- Recreation and Park Fee Study (1996) - parks
- Traffic Impact Mitigation Fee / AB 1600 Fee Analysis (1999) - traffic
- Town Council Resolution No. 98-39 (1998) - departmental fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	East Truckee Glenshire Area
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, infrastructure, utility undergrounding, landscaping, soundwalls if necessitated by noise analysis, bus stop; other off-site improvements possible
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, lights only where necessary
-Common Amenities / Open Space:	-30%-40% natural open space requirement (flexible)
-Project Management Requirements:	-Conditions of Approval; deferral agreement against future impact fees; reimbursement agreement; Home Owners Associations typical
-Typical Reporting:	-soils, seismic, cultural resources, biological, wetlands

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	63.15
Private Garage Valuation Price per Sq. Ft.	18.60
Total Valuation per Unit	165,375
Total Valuation per 25 Unit Subdivision Model	4,132,875

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Review Fee <sup>2</sup>	deposit <sup>1</sup>		3,696
Zone Change Review Fee <sup>2</sup>	deposit <sup>1</sup>		2,112
Planned Development Review Fee	none - tentative map fee covers this		-
Tentative Subdivision Map Review Fee	deposit <sup>1</sup>		2,640
Final Tract Map Review Fee	deposit <sup>1</sup>		1,056
General Plan Maintenance	flat per Bldg Permit	2.80	70
Nevada County Dept of Env't Health	flat		80
Mitigation Monitoring - construction	flat per application		755
Mitigation Monitoring - long term	flat per application		580
Fish & Game Fee Administration	flat state fee		1,250
Fish & Game Fee - town processing fee	flat		42
Fish & Game Fee - county clerk	flat		25
Environmental Assessment / Neg Dec Fee	included in primary application above		-
<b>Subtotal Planning Fees</b>			<b>12,306</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per unit	15	375
Building Permit / Inspection Fee	schedule based on val'n	870.50	21,763
Building Plan Check Fee	75% of Building Permit	652.88	16,322
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.54	414
CA Energy Standard Inspection/Plan Check	15% of Building Permit	130.58	3,265
Public Improvement Plan Check Fee	3% of 1st 20,000 + 1.5% next 80,000 + 1% of remainder		5,800
Public Improvement Inspection Fee	4% of 1st 20,000 + 3% next 80,000 + 1.5% of remainder		9,200
Electrical Permit/Inspection Fee	.03/sf of total sf	87	2,175

Plumbing Permit/Inspection Fee	.03/sf of total sf	87	2,175
Mechanical Permit/Inspection Fee	.03/sf of total sf	87	2,175
Grading Plan Check Fee (bldg & engr'g)	flat per project		506
Grading Inspection Fee (bldg & engr'g)	flat per project		348
Microfilm / Copy Fee	5 flat + .50/sheet		20
Gas Permit Inspection Fee	flat per unit	66.15 (minimum)	1,654
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>66,192</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Truckee Tahoe USD	1.93 / sf	4,825	120,625
Southwest Gas Meter Fee	flat per meter	25	625
Truckee Sanitation Dist. Sewer Connection Fee	flat per unit	925	23,125
Tahoe Truckee Sewer Connection Fee	flat per unit	4,000	100,000
Truckee/Donner PUD Water Connection Fee	flat per unit	450	11,250
Truckee/Donner PUD Water Facilities Fee	flat per unit	707	17,675
Truckee Fire Protection District Fee	.36 / sf (unsprinklered)	900	22,500
City - Local Traffic Impact Fee	flat per unit	1,700	42,500
City - Quimby Fee for park land acquisition	flat per unit	1009.51	25,238
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>363,538</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>442,036</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>17,681</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Tahoe Donner
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-driveway
-Project Management Requirements:	-none
-Typical Reporting	-none

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	63.15
Private Garage Valuation Price per Sq. Ft.	18.60
Total Valuation per Model	165,375

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per unit	15	15
Building Permit / Inspection Fee	schedule based on val'n	870.50	871
Building Plan Check Fee	75% of Building Permit	652.88	653
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.54	17
CA Energy Standard Inspection/Plan Check	15% of Building Permit	130.58	131
Electrical Permit/Inspection Fee	.03/sf of total sf	87	87
Plumbing Permit/Inspection Fee	.03/sf of total sf	87	87
Mechanical Permit/Inspection Fee	.03/sf of total sf	87	87
Grading Plan Check Fee (bldg only)	flat per project		205
Grading Inspection Fee	65/hr	one hour minimum	65
Microfilm / Copy Fee	5 flat + .50/sheet		13
Gas Permit Inspection Fee	flat per unit	66.15 (minimum)	66
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>2,297</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Truckee Tahoe USD	1.93 / sf	4,825	4,825
Truckee Donner Recreation & Park District Fee	.40 / sf	1,000	1,000
Truckee Fire Protection District Fee	.36 / sf (unsprinklered)	900	900
Southwest Gas Meter Fee	flat per meter	25	25
Truckee Sanitation Dist. Sewer Connection Fee	flat per unit	925	925
Tahoe Truckee Sewer Connection Fee	flat per unit	4,000	4,000
Truckee/Donner PUD Water Connection Fee	flat per unit	450	450
Truckee/Donner PUD Water Facilities Fee	flat per unit	707	707
City - Local Traffic Impact Fee	flat per unit	1,700	1,700
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>14,532</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>16,829</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Southeast Truckee South of Highway 267 & Golf Course near Martis Valley Dr.
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, infrastructure, utility undergrounding, landscaping, soundwalls if necessitated by noise analysis, bus stop; other off-site improvements possible
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, pedestrian req'ts, lights only where necessary, landscaped common areas, trees
-Common Amenities / Open Space:	-20% natural open space requirement (flexible); other requirements discretionary depending on site location
-Project Management Requirements:	-Conditions of Approval; conditional use permit; 2 year maintenance guarantee; reimbursement agreement
-Typical Reporting:	-soils, seismic, traffic, noise, cultural resources, biological, wetlands

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	63.15
Private Garage Valuation Price per Sq. Ft.	18.60
Total Valuation per Unit	66,870
Total Valuation per 45 Unit Multi-Family Development Model	3,009,150

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Review Fee <sup>2</sup>	deposit <sup>1</sup>		3,696
Zone Change Review Fee <sup>2</sup>	deposit <sup>1</sup>		2,112
Planned Development Review Fee	none - conditional use permit covers this		-
Conditional Use Permit	deposit <sup>1</sup>		3,168
General Plan Maintenance	flat per Bldg Permit	6 bldgs @ 2.80/bldg	17
Landscape Review / Inspection Fee	flat per permit		147
Nevada County Dept of Env't Health	flat		80
Mitigation Monitoring - construction	flat per application		755
Mitigation Monitoring - long term	flat per application		580
Fish & Game Fee Administration	flat state fee		1,250
Fish & Game Fee - town processing fee	flat		42
Fish & Game Fee - county clerk	flat		25
Environmental Assessment / Neg Dec Fee	included in primary application above		-
<b>Subtotal Planning Fees</b>			<b>11,872</b>

**vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per unit	15	675
Building Permit / Inspection Fee	schedule based on val'n	500	22,500
Building Plan Check Fee	75% of Building Permit	375	16,875
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.69	301
CA Energy Standard Inspection/Plan Check	15% of Building Permit	75	3,375
Public Improvement Plan Check Fee	3% of 1st 20,000 + 1.5% next 80,000 + 1% of remainder		5,800
Public Improvement Inspection Fee	4% of 1st 20,000 + 3% next 80,000 + 1.5% of remainder		9,200
Electrical Permit/Inspection Fee	.03/sf of total sf	30	1,350
Plumbing Permit/Inspection Fee	.03/sf of total sf	30	1,350
Mechanical Permit/Inspection Fee	.03/sf of total sf	30	1,350
Grading Plan Check Fee (bldg & engr'g)	flat per project		506
Grading Inspection Fee (bldg & engr'g)	flat per project		348
Microfilm / Copy Fee	5 flat + .50/sheet		20
Gas Permit Inspection Fee	flat per unit	66.15 (minimum)	2,977
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>66,627</b>

**viii. Infrastructure, Impact & District Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
School District - Truckee Tahoe USD	1.93 / sf	1,930	86,850
Southwest Gas Meter Fee	flat per meter	25	1,125
Truckee Sanitation Dist. Sewer Connection Fee	flat per unit	925	41,625
Tahoe Truckee Sewer Connection Fee	flat per unit	4,000	180,000
Truckee/Donner PUD Water Connection Fee	flat per unit	450 (+1 add'l unit for fire sprinklers)	20,700
Truckee/Donner PUD Water Facilities Fee	flat per unit	707 (+1 add'l unit for fire sprinklers)	35,222
Truckee Donner Recreation & Park District Fee	.40 / sf	400	18,000
Truckee Fire Protection District Fee	.16 / sf (sprinklered)	192	8,640
City - Local Traffic Impact Fee	flat per unit	1,700	76,500
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>468,662</b>

**ix. Totals**

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<b>Total Fees for 45 Unit Multi-Family Development Model</b> (total of subtotals above)	<b>547,161</b>
<b>Total Fees per Unit</b> (total from above / 45 units)	<b>12,159</b>

**Notes:** <sup>1</sup>Planning Department deposits are applied against actual hourly staff costs for each application. Amounts listed herein are base deposits, and may not reflect actual costs.

<sup>2</sup>These fees are not typically applied to this project type/size in this jurisdiction. They are included here only for comparison purposes for this study, in order that cross-jurisdictional comparisons are based on the same set of assumptions.